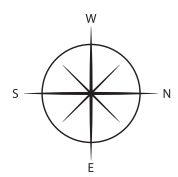
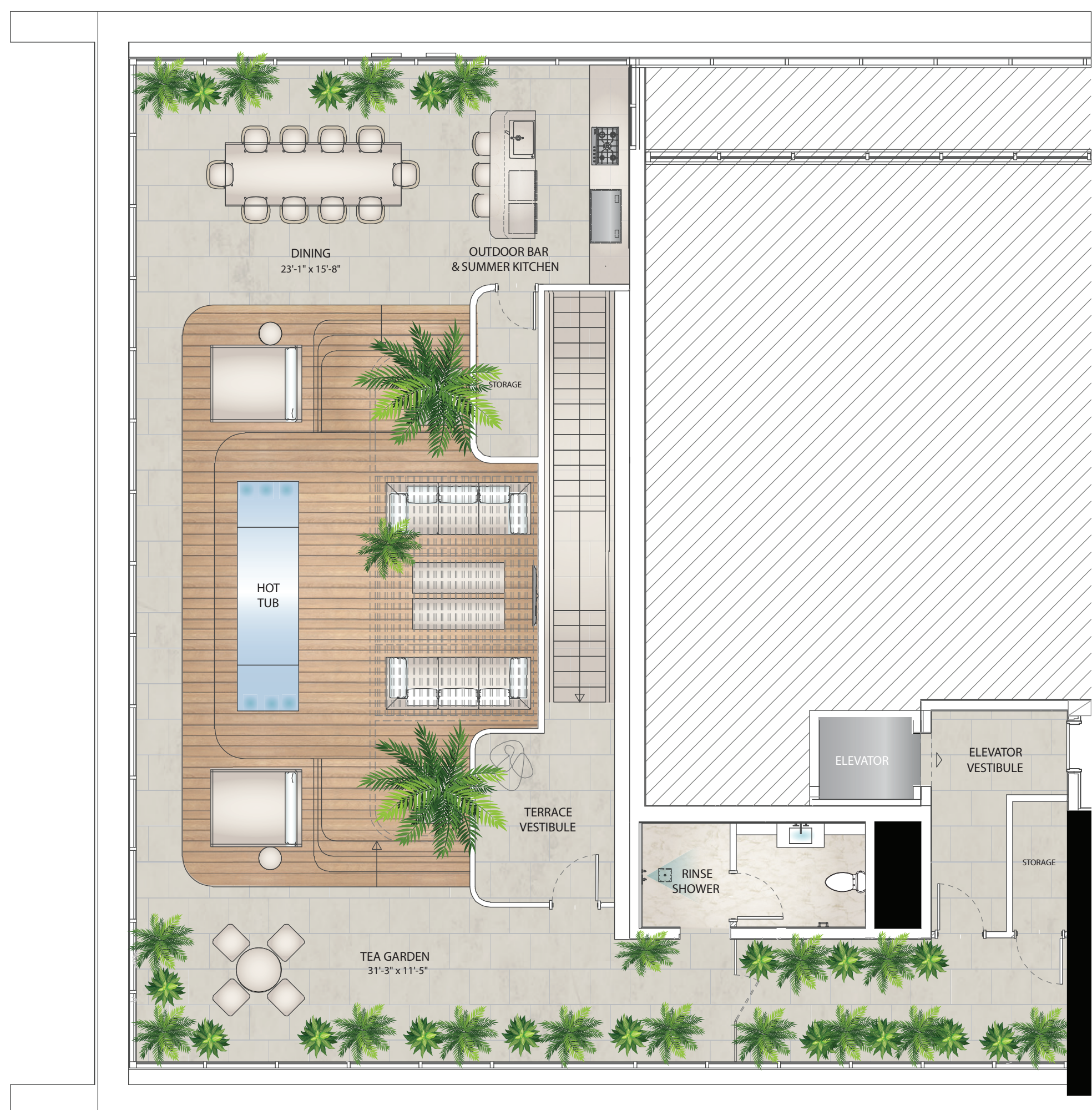


MAIN LEVEL



ROOF LEVEL



PENTHOUSE SOUTH FEATURES:

6 Bedrooms | 7 Bathrooms | 2 Half Baths

Interior: 10,072 SQ FT

Terrace: 1,818 SQ FT

Rooftop: 2,592 SQ FT

Total: 14,482 SQ FT

- + Office
- + Private Entry Foyer and Art Gallery
- + Home Theatre with snack station
- + Guest Rooms
- + Rooftop Entertainment including hot tub, rinse shower, outdoor bar and summer kitchen
- + Fitness Room featuring steam shower, sauna, and spa



The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by KT Intellectual Property Holding Company, LLC ("KT IP") or Montage Hotels & Resorts, LLC ("Montage") collectively, "Licensor" and Licensees do not make any representations, warranties or guarantees whatsoever with respect to the Residential Units, the Project or any part thereof. Sunset Suburban, LLC uses the PENDING, MONTAGE, and MONTAGE RESIDENCES REAL ESTATE brand names and certain other KT IP and Montage trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under license, non-exclusive and non-sublicensable license from Licensor. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a PENDING-branded project or a MONTAGE-branded project or have any rights to use the Trademarks.

The final shape, design, and square footage of Buyer's Unit are subject to construction measurements. All dimensions are approximate and subject to construction variances and differing measuring techniques. Plans and dimensions for similar units may contain minor variations from floor to floor. All floor plans and floor plan elements such as room sizes, casework, other fixtures and furniture are not drawn to scale, may not be included in every unit with the floor plan and are shown for illustrative purposes only. Seller reserves the right to make changes and modifications to plans, materials, specifications, features and delivery of home without notice or obligation. The dimensions for the balconies depict level 2S and may vary per level. Consult with your Sales Representative or condominium documents for exact dimensions.

This does not constitute an offer to sell or a solicitation of an offer to buy a unit. Nor is it an offering or solicitation of sale of condominium units in any jurisdiction where registration is required to offer real estate unless we have met such requirements. We will not knowingly disseminate any information regarding the condominium when such offering or solicitation would otherwise be prohibited by law. Obtain all disclosure documents required by applicable laws and read them before signing anything. No governmental agency has subjected the marks or value, if any, of the development, further, ownership of a condominium unit to the development will be subject to the

Montage Residences Real Estate, NY Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFICER, FILE NO. CPS-0068. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1009-01-01. This Condominium is exempt from the registration requirements in Colorado, New Jersey and Utah. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. COORDINATED.